

Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St

LOT 9
9.24 ACRES

Available
4.16 Acres

Available
1.78 Acres

Available
1,500 sf

Available
1,968 sf

LOT 7
1.25 AC
RESTAURANT
3,811 SF
54 SPACES

LOT 8
1.17 AC
RESTAURANT
3,500 SF
55 SPACES

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Temple Development Northwest Quadrant of Scott Boulevard & S 31st St

For Lease/For Sale

- 4,368 SF existing retail space available
- Pad Sites for lease/for sale, or
- New 12,000 SF multi-tenant building available for lease

Pad Sites/Lease Space

- 1.78 acres available
- 4.16 acres available
- or, 1,200 - 12,000 sf building for lease
- 1,500 SF
- 1,968 SF

Lease Rates/Sale Price

- Call for pricing

Demographics



Population Estimate

1 mi	3 mi	5 mi
9,402	55,920	70,623

Daytime Population

1 mi	3 mi	5 mi
15,047	66,816	74,155



Avg. Household Inc.

1 mi	3 mi	5 mi
\$46,730	\$61,202	\$63,800



Traffic Counts

- 29,978 VPD (South 31st St)
- 52,004 VPD (Dodgen Loop)



■	Available
■	Lease Executed
■	Signed LOI/Negotiating Lease
■	LOI Working

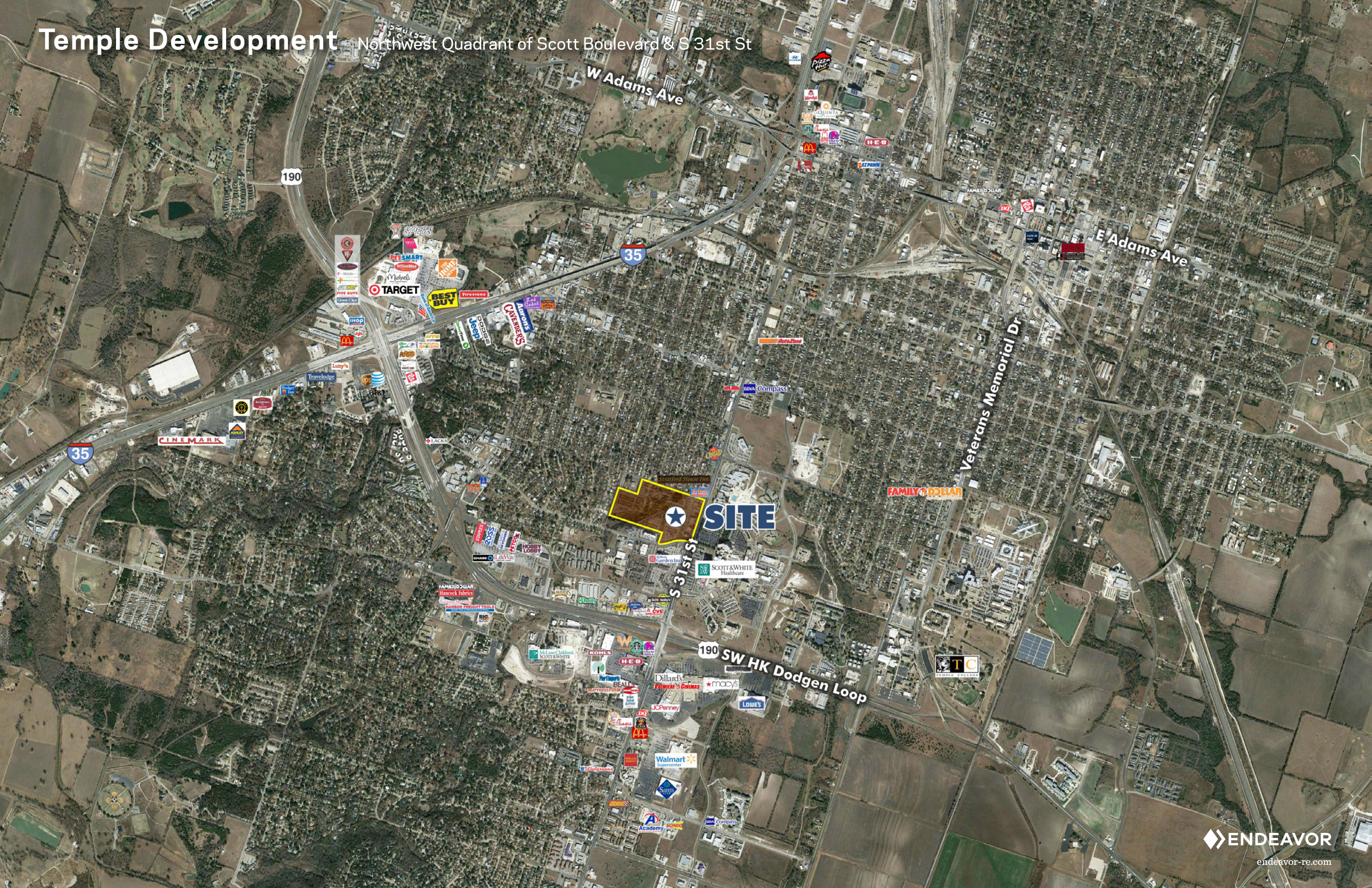
Area Retailers & Restaurants



Area Highlights

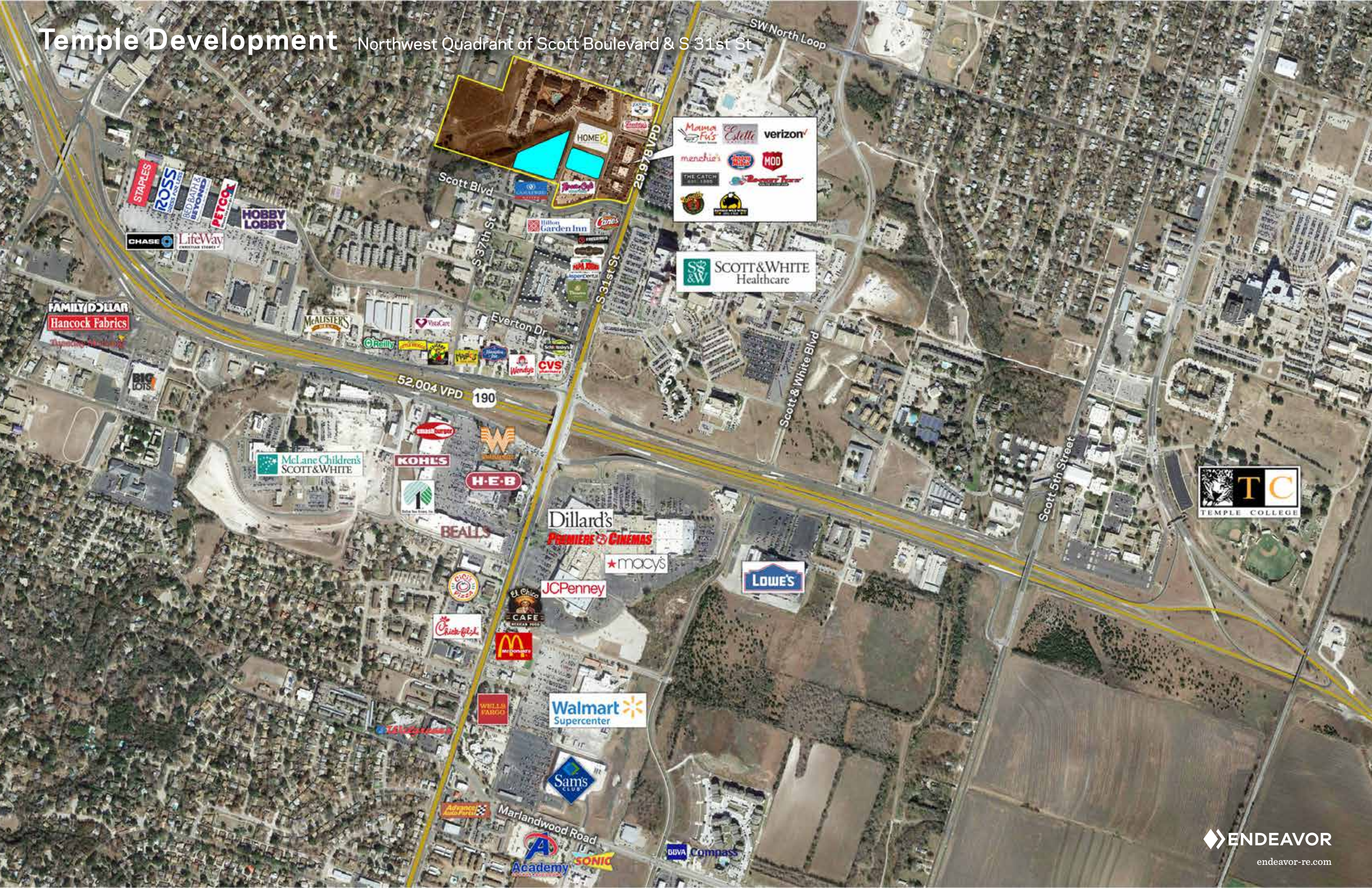
- Located across from Scott & White Hospital (+8,000 employees)
- Near Temple Mall & HEB Shopping Center

Temple Development Northwest Quadrant of Scott Boulevard & S 31st St



SITE

Temple Development Northwest Quadrant of Scott Boulevard & S 31st St



Mama Mia's
Eselle
verizon
menchie's
MOD
THE CATCH

SCOTT & WHITE
Healthcare



Temple TX Development

Scott Blvd & S 31st St



Temple Medical Centers
 TSO
 Rice Etc. Asian Kitchen
 KOHL'S
 Waffle House
 Starbucks
 TACO BELL
 Temple Mall

190
 SW HK Dodgen Loop

All Seasons STORAGE CENTERS
 LITTLE MEXICO
 Any Time Child Care
 MATTRESS ONE
 Law Offices
 Mazzi's
 Country Inn & Suites
 Fairfield Inn Marriott
 Wendy's
 CVS pharmacy
 Schlottsky's
 at&t

The Glen Apartments
 Ramcon Dr
 Holiday Inn EXPRESS
 W F R K FORCE
 Temple Veterinary Hospital
 Temple Public Health Dept
 Cook Chiropractic
 Fikes Wholesale Gasoline
 S 39th St
 S 37th St
 Gentiva Hospice
 Gentiva/Kindred at Home Assisted Living
 RVOS INSURANCE
 CANDLEWOOD SUITES
 Hilton Garden Inn
 AspenDental
 FREEBIRDS
 Panera
 Cane's
 Scott Blvd

Avenue T Church of Christ
 Pad - Sale/Lease
 HOME2
 verizon MOD
 BUFFALO WILD WINGS
 AVAILABLE 1,968 SF
 AVAILABLE 1,500 SF
 Freddy's
 ZAXBY'S
 S 31st St (29,978 vpd)
 W Avenue T

Stratford House Inn
 BAIRD BROTHERS EXPRESS CAR WASH

- Available
- Lease Executed
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Scott & White Memorial Hospital
 (689 Beds, 14,000 Employees, 1,200 Physicians and Scientists)

Baylor Scott & White Headquarters

Scott & White Roney Bone & Joint Institute



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AVAILABLE
4.16 ACRES



AVAILABLE
1.78 ACRES
OR NEW
BUILDING FOR LEASE



AVAILABLE
1,968 SF

AVAILABLE
1,500 SF



31st Street

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

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Northwest Quadrant of Scott Boulevard & S 31st St



Hilton Garden Inn

Panera BREAD

Raising Cane's CHICKEN FINGERS

BUFFALO WILD WINGS

POTBELLY SANDWICH SHOP

Rosa's Cafe TORTILLA FACTORY

CANDLEWOOD SUITES

HOME 2 SUITES BY HILTON

Freddy's FROZEN CUSTARDS STEAKBURGERS

ZAXBY'S

AVAILABLE 4.16 ACRES

AVAILABLE 1.78 ACRES OR NEW BUILDING FOR LEASE

AVAILABLE 1,968 SF

AVAILABLE 1,500 SF

31st Street

TAYLOR SCOTT & WHITE
PHOTOCARE MAIN CAMPUS

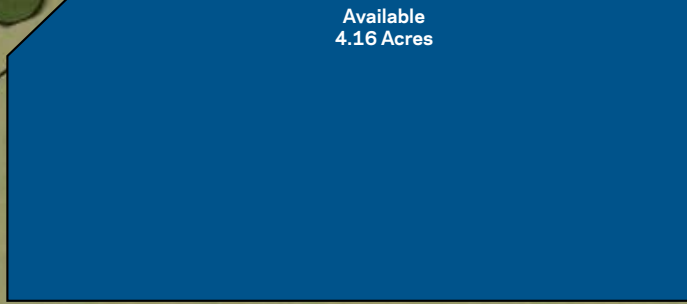
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LOT 9
9.24 ACRES



Available
1,500 sf



LOT 11
THE CATCH
EST. 1985
Available
1,968 sf



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Option 1

1.25 AC
RESTAURANT
3,811 SF
54 SPACES

1.17 AC
RESTAURANT
3,500 SF
55 SPACES

31ST STREET

SCOTT BOULEVARD

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LOT 9
9.24 ACRES

DETENTION
LAKE

Available
4.16 Acres

HOME 2
SUITES BY HILTON

ZAXBY'S

Freddy's
STEAKBURGERS

Castle Dental

verizon

Available
1,500 sf

MOD

LOT 11

THE CATCH
EST. 1985

Available
1,968 sf

Torbelly

BUFFALO
WILD WINGS

Rosa's Cafe
TORTILLA FACTORY

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Option 2

1.25 AC
RESTAURAN
3,811 SF
54 SPACES

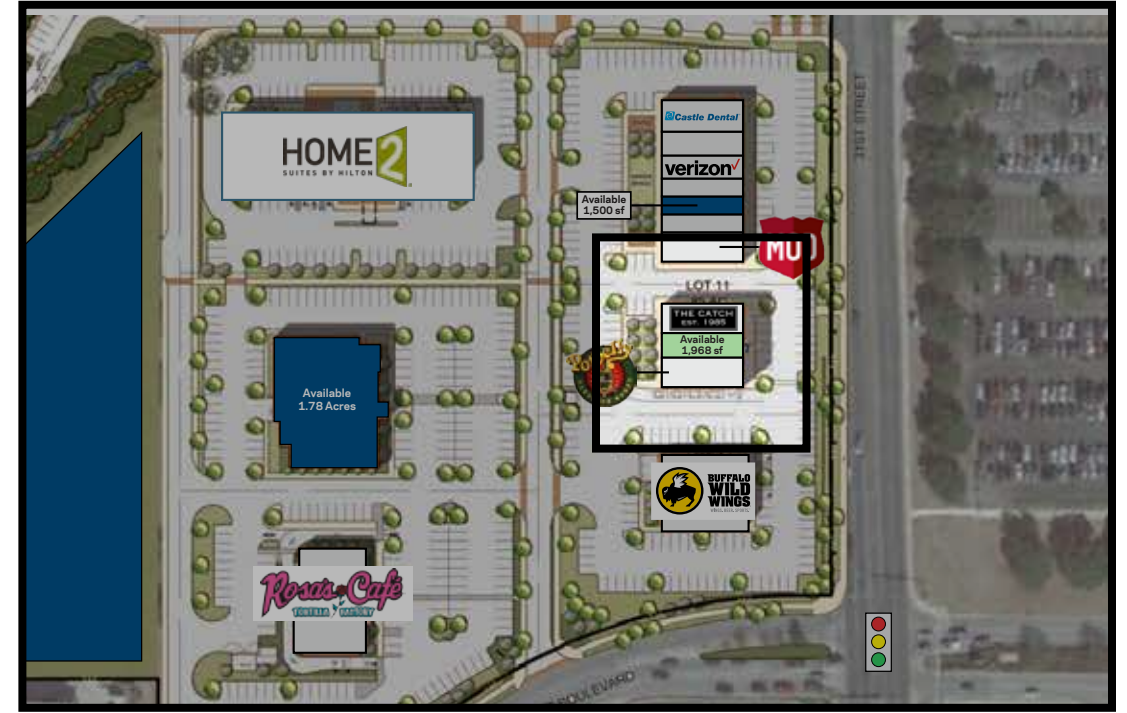
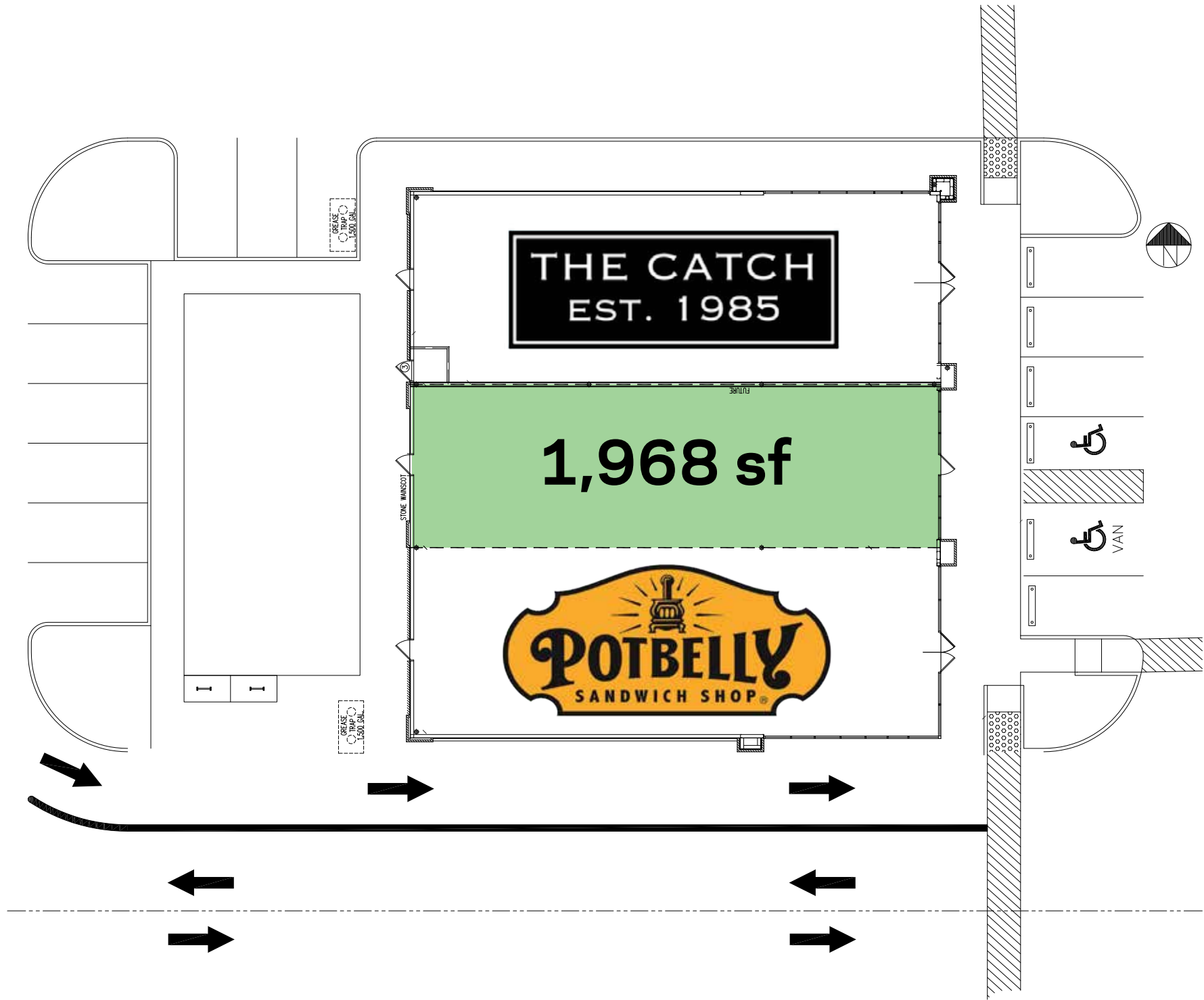
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31ST STREET

SCOTT BOULEVARD

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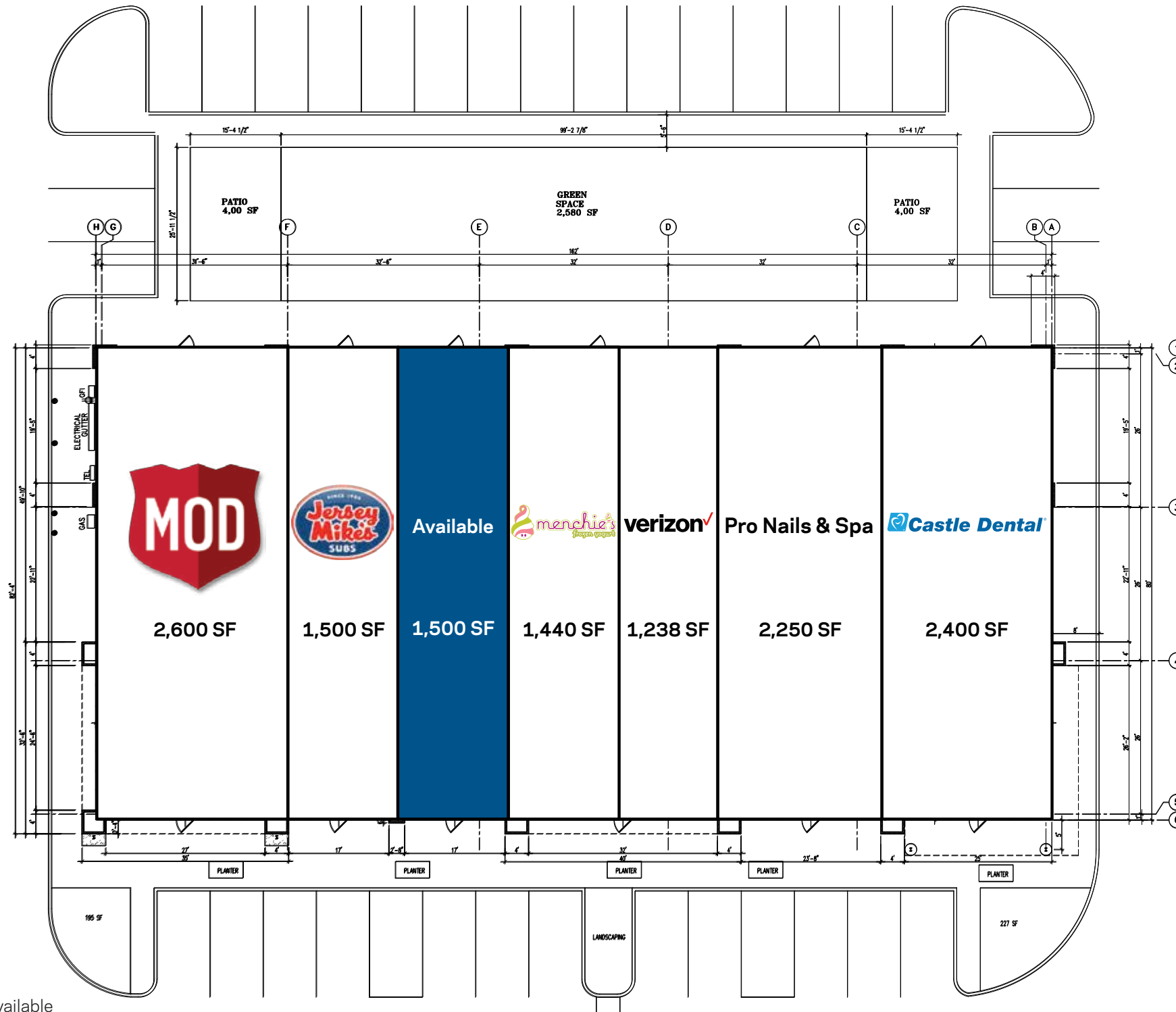
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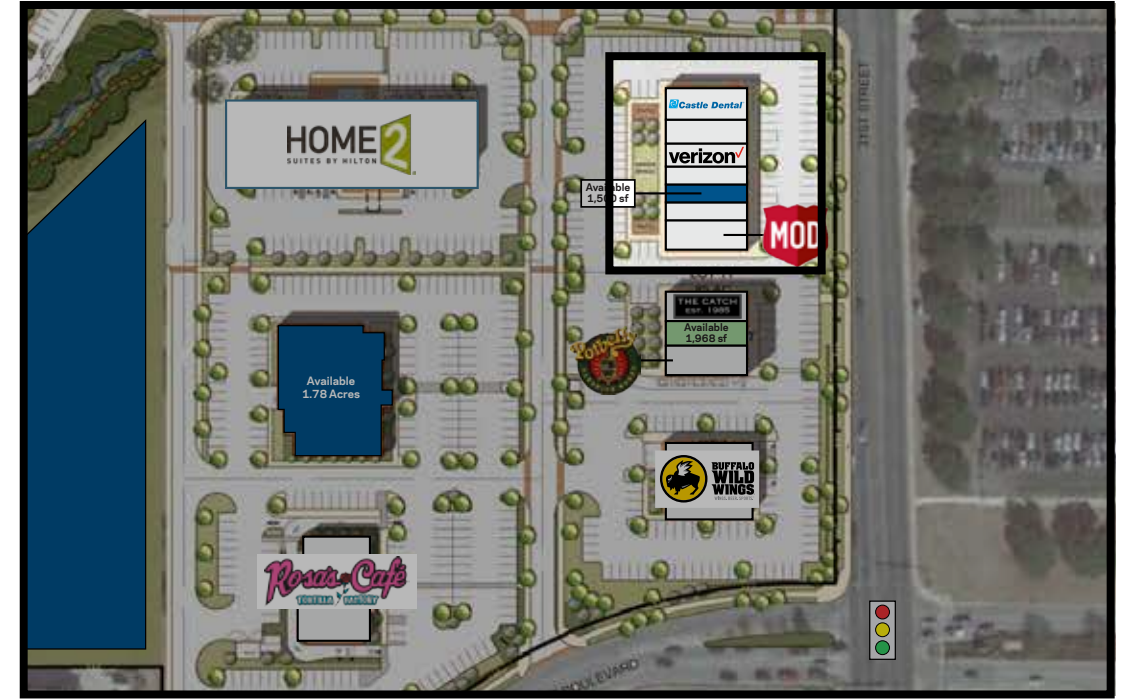
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11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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